

McKinley Construction Update

April 5, 2016



Arlington Public Schools



Original Construction Schedule

Phase 1 – Summer 2015 Renovations

- Substantial Completion August 14, 2015
- Final Completion September 25, 2015

Phase 2 – One Story Addition

- Substantial Completion December 16, 2015
- Final Completion January 27, 2016

Phase 3 – Three Story Addition

- Substantial Completion July 29, 2016
- Final Completion September 9, 2016

Phase 4 – Administrative Addition and Parking Lot

- Substantial Completion August 12, 2016
- Final Completion September 23, 2016

Phase 5 – Fields

- Substantial Completion October 14, 2016
- Final Completion November 28, 2016



Original Construction Schedule

- Phase 1 and Phase 2 were turned over on or about the dates as scheduled and are in use.
- Phase 3 is currently under construction.
- Phase 4 work will start in summer 2016 once school is out.
- Phase 5 starts in fall of 2016 once building work is complete.



Phase 2 Photos





Progress on Phase 3

Construction of Phase 3 is well underway:

- Underground utility work is largely complete
- Footing and foundations are complete
- Steel erection is currently in progress
- Forming and pouring of 2nd and 3rd floor suspended slabs is ongoing



Phase 3 Photo





Unforeseen Conditions

Construction of Phase 3 was substantially delayed due to unforeseen conditions at the building pad:

- Discovery of an underground spring
- Discovery and removal of old building footings
- Undocumented underground utilities



Photos of Unforeseen Conditions





Photos of Unforeseen Conditions





Unforeseen Conditions

- Footings and foundations took longer than anticipated therefore the original Phase 3 construction schedule cannot be met.
- Delay in Phase 3 construction also has impacts to Phases 4 and 5.



Revised Construction Schedule

Phase 3 – Three Story Addition

- Substantial Completion November 27, 2016
- Final Completion December 28, 2016

Phase 4 – Administrative Addition

- Substantial Completion August 12, 2016
- Final Completion September 23, 2016

Phase 5 – Fields and Parking Lot

- Substantial Completion April 15, 2017
- Final Completion April 29, 2017



Relocatable Classrooms

- 6-plex was removed over spring break to allow installation of an underground storm water management system. Storm water management installation, re-grading, and stabilization of site will be completed by July 28, 2016.
- To accommodate additional enrollment this fall and due to the delay in Phase 3, the 6-plex will be set in its former location in August 2016.
- The relocatable classrooms will remain onsite for the fall and be moved off site once the 3 story addition is occupied.
- PE unit will remain on the parking lot until move in to Phase 3 is complete. This will delay parking lot completion.



Site Plan Fall 2016





Move-In Phase 3

- Move-in phase 3 will take place as soon as Phase 3 construction is complete in late November.
- Move-in schedule to be developed by principal in conjunction with APS staff. The goal is to complete the move prior to winter break.
- APS will facilitate move in by providing professional packers/unpackers, movers, boxes, labels, etc.



Site Plan Spring 2017





Capacity Analysis

School	Current School Year SY 2015-16			Boundary Changes Take Effect Sept. – Dec. 2016 (SY 2016-17)			Boundary Changes Take Effect Jan. – Jun. 2017 (SY 2016-17)			Boundary Changes Delayed Sept. – Dec. 2016 (SY 2016-17)		
	Capacity	Students	Capacity Utilization	Capacity	Projected Students	Projected Capacity Utilization / Seat Deficit	Capacity	Projected Students	Projected Capacity Utilization / Seat Deficit	Capacity	Projected Students	Projected Capacity Utilization / Seat Deficit
Glebe	510	580	113.7% (-70)	510	573	112.4% (-63)	510	573	112.4% (-63)	510	613	120.2% (-103)
McKinley	443	605	136.6% (-162)	543	712	131.1% (-169)	684	712	104.0% (-28)	543	583	107.4% (-40)
Tuckahoe	545	669	122.8% (-124)	545	586	107.5% (-41)	545	586	107.5% (-41)	545	675	123.9% (-130)

Notes:

1. There are currently 6 relocatable classrooms and 1 PE unit at McKinley.
2. The 4 new classrooms constructed in Phase 2 are already in use. The remaining new classrooms in Phase 3 are scheduled to be occupied by January 2017, and will increase the capacity of the school to 684 seats.
3. Student enrollment projections for SY 2016-17 are based on the updated Spring projections prepared on March 11, 2016.



Questions

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